

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	3523 Quebec Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	May 24, 2012	X Concept Review
H.P.A. Number:	12-359	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Working with Cunningham Quill Architects, owner Jeffrey Robertson seeks the Board's concept review of a rear addition and expansion of the side porch on this house in the Cleveland Park Historic District. The house is one of seven Colonial Revival dwellings in this block of Quebec designed by Claude Norton for developers Boss and Phelps in 1921. The frame houses are nearly identical frame and feature side gambrel roofs and shed dormers spanning the front. Many have side porches, although some have been enclosed, including the subject house.

Proposal

The new addition is 16 feet deep by 25 feet wide. On the first floor, a bay projects an addition 2 ½ feet into the rear yard. It is set in considerably from the sides of the house, approximately 5 feet on the left and 9 on the right. Tucked behind the side porch, a small landing and stair connects to the rear yard. The addition derives its stylistic cues and materials from the historic house, utilizing a gambrel roof form with dormers, horizontal siding, and a brick cladding at the basement level. Windows are multipane casements throughout, with beadboard siding under the windows on the rear bay.

The side porch was enclosed in the 1950s with aluminum siding and jalousie windows. The proposal would rebuild the porch approximately one foot wider, maintaining the overall form and roof pitch, but constructing it in a more traditional manner with corner columns, ganged sash windows, and beadboard siding.

Evaluation and Recommendation

The addition is compatible in its form, fenestration, massing, materials, and details with the house and historic district. The reconfiguration of the side porch will return it to a more compatible appearance.

The HPO recommends that the Board find the proposal consistent with the preservation act, and delegate permit approval to the HPO.